

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Milford Upper Elementary School

2. Location (please be specific): 310 Lovers Lane Milford, DE 19963

3. Parcel Identification #: 3-30-11.05-218.00

4. County or Local Jurisdiction Name: Milford, DE

5. Owner's Name: Milford School District

Address: 906 Lakeview Ave.

City: Milford

State: DE

Zip: 19963

Phone: 302-422-1607

Fax: 302-422-1608

Email: rdsmith@mail.milford.k12.de.us

6. Applicant's Name: Milford School District

Address: 906 Lakeview Ave.

City: Milford

State: DE

Zip: 19963

Phone: 302-422-1607

Fax: 302-422-1608

Email: rdsmith@mail.milford.k12.de.us

7. Project Designer/Engineer: GMB, LLC.

Address: 400 High St.

City: Seaford

State: DE

Zip: 19973

Phone: 302-628-1421

Fax: 302-628-8350

Email: dmyers@gmbnet.com

8. Please Designate a Contact Person, including phone number, for this Project: David L. Myers P.E. (302-628-1421)

Information Regarding Site:

9. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☒ Site Plan Review
☐ Subdivision

10. Brief Explanation of Project being reviewed: Elementary School, Building over 10,000 Sq. Ft.

11. Area of Project(Acres +/-): 32.1

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☒ Investment Level 1
☐ Investment Level 2 ☐ Investment Level 3 ☐ Investment Level 4 ☐ Environmentally Sensitive Developing (Sussex Only)

13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.
PLUS – 2006-08-07 (Milford School District)

14. Present Zoning: R-2 Residential

15. Proposed Zoning: R-2 Residential

16. Present Use: Educational Institution

17. Proposed Use: Educational Institution

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A

19. Comprehensive Plan recommendation: N/A

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☐

Suburban ☐

Inside growth zone ☐

Town Center ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Milford

Will a new public well be located on the site? ☐ Yes ☒ No What is the estimated water demand for this project? 29.8 EDU's

How will this demand be met? Central Water System

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: City of Milford

22. If a site plan please indicate gross floor area: 78,871 sf

23. If a subdivision: ☒ Commercial ☐ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units: N/A Gross Density of Project: N/A Net Density N/A
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:

Number of renter-occupied units: N/A

Number of owner-occupied units: N/A

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 15%
Square Feet: 209,151

Proposed Use: % of Impervious Surfaces: 23%
Square Feet: 325,172

27. What are the environmental impacts this project will have? None

How much forest land is presently on-site? None How much forest land will be removed? None

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☒ Yes ☐ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres

☒ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

30. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Infiltration

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Marshal Mill Pond

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 9.94 Acres 433,089 Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 404,379 Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active Recreation & SWM

Where is the open space located? Adjacent to School

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☒ No If "Yes," what are they?

36. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected No

Acres on-site that will be restored No

Acres of required wetland mitigation No

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Yes

Buffers from wetlands, streams, lakes, and other natural water bodies Yes

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1,143 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. The project will connect to public streets in two (2) locations. The streets are two (2) lane residential streets with sidewalks.

40. Will the street rights of way be public, private, or town? No streets are proposed

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. The area surrounding the site is fully developed.

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: 4/11/09 – 4/1/11

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

SITE LOCATION:	310 LOVERS LANE MILFORD, DE 19963
TAX MAP PARCEL NUMBERS:	3-30-11.05-217.00 (BOARD OF EDUCATION OF THE MILFORD SPECIAL SCHOOL DISTRICT) 3-30-11.05-218.00 (MILFORD SCHOOL DISTRICT)
PARCEL 217 AREA: 18.80 ACRES	
PARCEL 218 AREA: ±13.3 ACRES	
TOTAL SITE AREA: ±32.1 ACRES	
MILFORD ZONING DISTRICT:	R2 - RESIDENTIAL

1. BOUNDARY SURVEY WAS TAKEN FROM A DRAWING ENTITLED "BOUNDARY SURVEY, LANDS OF THE BOARD OF EDUCATION OF THE MILFORD SPECIAL SCHOOL DISTRICT AND LANDS OF THE MILFORD SCHOOL DISTRICT" PREPARED BY COMPASS POINT ASSOCIATES, INC., DATED FEBRUARY 2008.
2. VERTICAL DATUM: NAVD 88.
3. HORIZONTAL DATUM: NAD 83.
4. TOPOGRAPHIC SURVEY BY GEORGE, MILES & BUHR LLC, MARCH 2008.
5. A PORTION OF THIS SITE IS IN THE 100 YEAR FLOODPLAIN, PER F.E.M.A. FIRM MAP NUMBERS 10005C0041J AND 10005C0043J DATED JANUARY 6, 2005. FLOOD ELEVATION IS "13.00" NAVD 88.
6. THIS SITE WAS INSPECTED BY JCM ENVIRONMENTAL DURING MARCH 2008 FOR THE EXISTENCE OF WETLANDS IN ACCORDANCE WITH FEDERAL 404 WETLAND JURISDICTIONAL DETERMINATION REQUIREMENTS. THE WETLANDS SHOWN WERE DELINEATED BY JCM ENVIRONMENTAL AND LOCATED IN THE FIELD BY GEORGE, MILES & BUHR LLC.
7. CURRENT ZONING: R-2 RESIDENTIAL. FRONT BUILDING SETBACK IS 30', REAR BUILDING SETBACK IS 15', SIDE BUILDING SETBACK IS 8'.

NOTE:
NO DRAWING SHALL BE
USED FOR CONSTRUCTION
PURPOSES UNLESS IT IS
SPECIFICALLY LABELED:
"FOR CONSTRUCTION
FINAL DRAWINGS"

CHECKED BY: _____
DESIGNER _____
P.M. _____
FINAL _____

EXISTING	PROPOSED
	N/A PROPERTY LINE
	N/A EASEMENT LINE
	N/A BUILDING SETBACK LINE
	N/A SPOT ELEVATION
	20 ELEVATION CONTOUR
	 EDGE OF WOODS / SHRUBBERY
	 TREE
	 BUILDING
	N/A WETLANDS
	 HOT MIX PAVEMENT
	 HOT MIX PAVEMENT OVERLAY
	 CONCRETE CURB
	 CONCRETE SIDEWALK, PAD, ETC.
	 STORMWATER PIPE WITH SIZE
	 ROOF DRAIN CONNECTOR PIPE WITH SIZE
	 CATCH BASIN
	36 WATER MAIN WITH SIZE
	 WATER VALVE
	 FIRE HYDRANT
	48 SEWER MAIN WITH SIZE AND MANHOLE
	 FENCE
	N/A CHAIN FENCE
	 UTILITY POLE WITH GUY WIRE
	 LIGHT POLE
	 FLAGPOLE
	 GROUNDWATER RECHARGE OVERLAY WITHIN SITE

REV. #	DESCRIPTION	DATE
1	PER PROGRESS MEETING	10/20/06
2	PER PROGRESS MEETING	11/24/06

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SAUSBURY · BALTIMORE · LEWES · SEAFORD · YORK
www.gmbnet.com

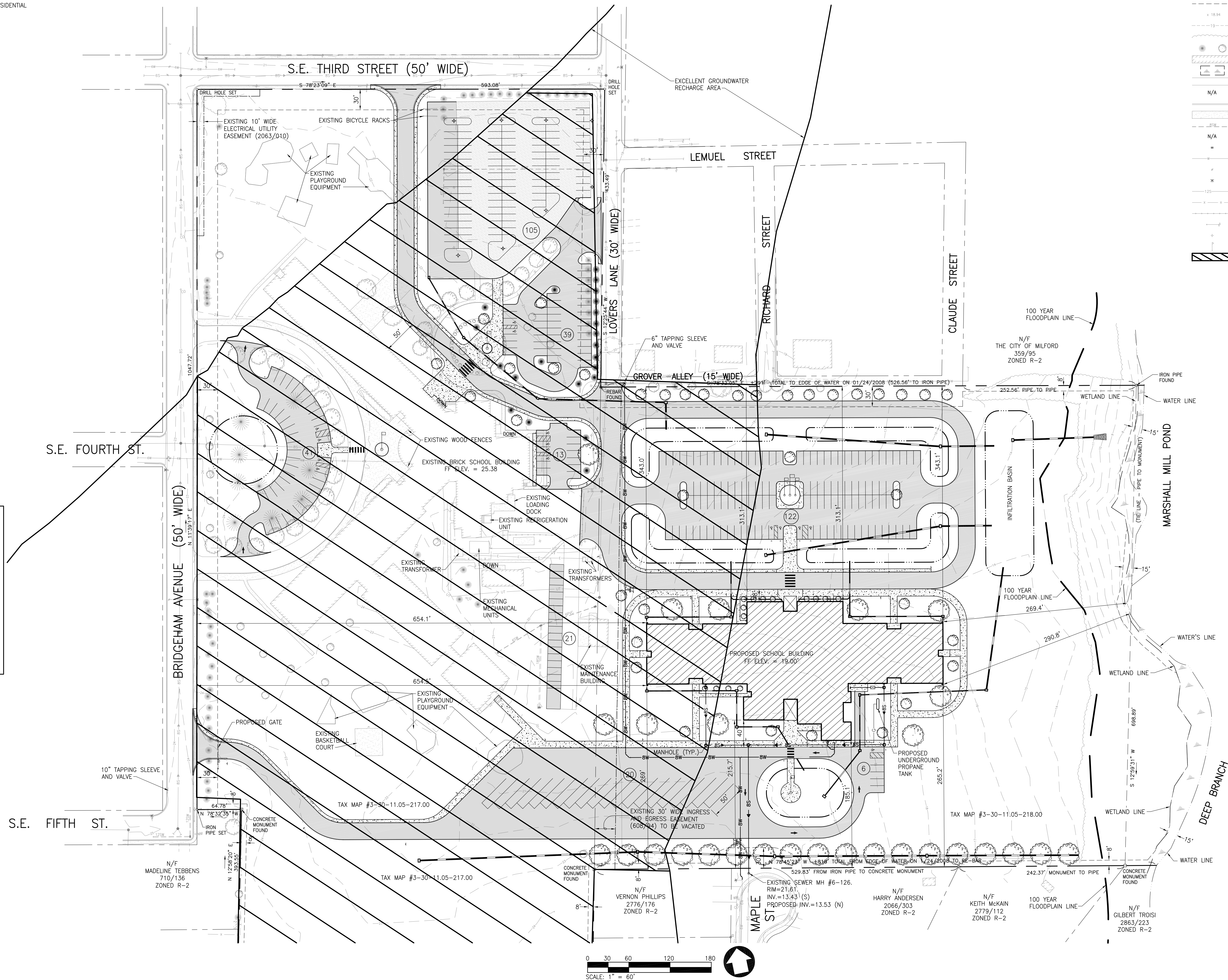
"I JUDY A. SCHWARTZ, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

ENGINEER'S SIGNATURE _____ DATE _____

WE, THE BOARD OF EDUCATION OF THE
MILFORD SPECIAL SCHOOL DISTRICT AND
THE MILFORD SCHOOL DISTRICT, HEREBY
CERTIFY THAT WE ARE THE EQUITABLE
OWNERS OF RECORD AND THAT THIS
PLAN HAS BEEN PREPARED UNDER MY
DIRECTION.

OWNER'S SIGNATURE	TITLE	DATE
DR. ROBERT SMITH		

EXISTING SCHOOL CLASSROOMS	30
ADMINISTRATION	12
GYMNASIUM	100
TOTAL REQUIRED SPACES	142
NEW SCHOOL CLASSROOMS	32
ADMINISTRATION	32
GYMNASIUM	90
TOTAL REQUIRED SPACES	158
REQUIRED TOTALS FOR BOTH	300
TOTAL CAR & TRUCK SPACES PROVIDED	349
SCHOOL BUS SPACES PROVIDED	20
APPROXIMATE TOTAL OF EXISTING SPACES	123



SITE IMPROVEMENTS
MILFORD UPPER ELEMENTARY SCHOOL
MILFORD, DELAWARE

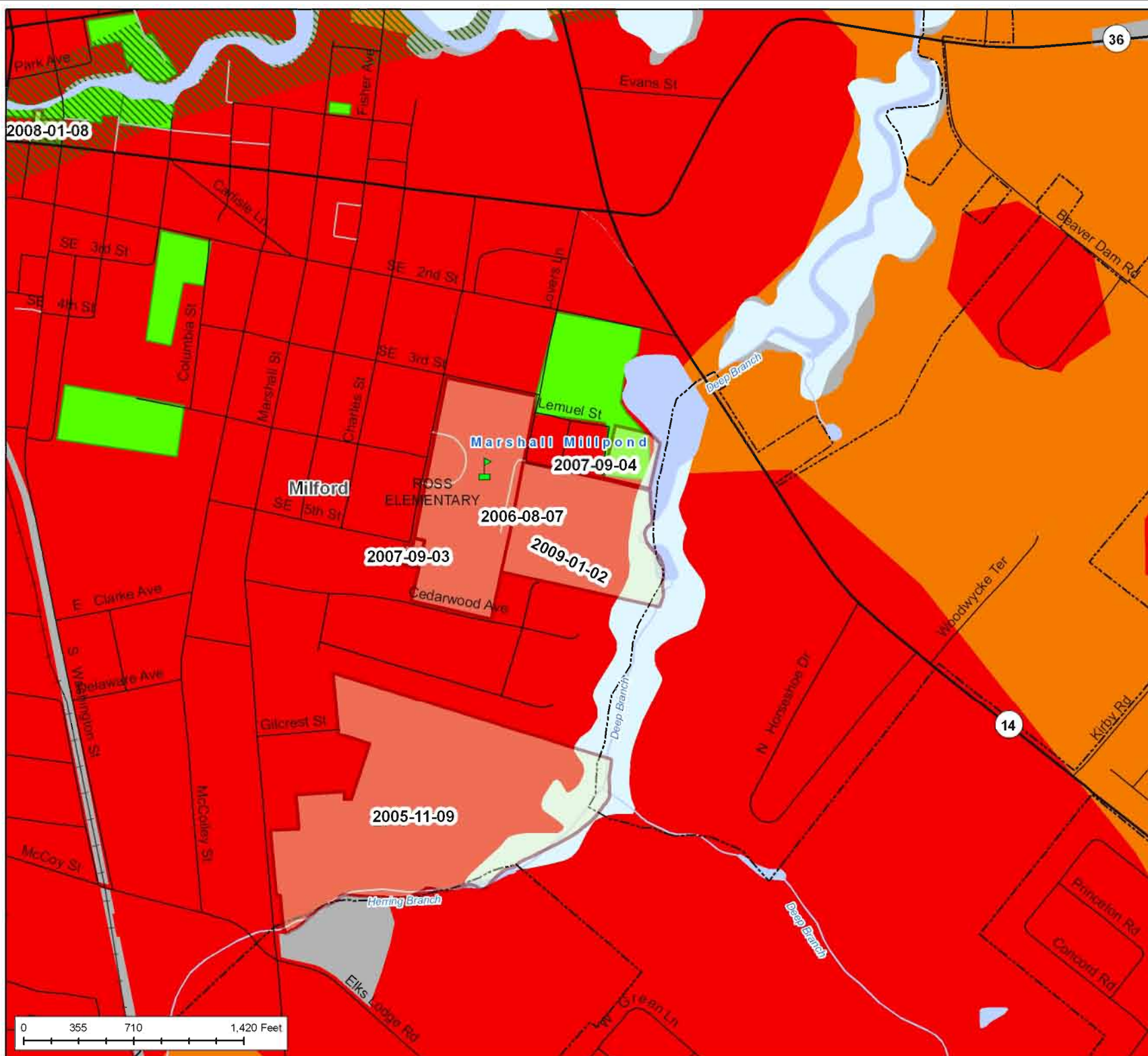
PRELIMINARY SITE PLAN

SCALE:	1" = 60'
DESIGN BY:	MDD,DLM
DRAWN BY:	MDD,JWK
CHECKED BY:	COD
GMB FILE:	2008028.00
DATE:	NOV, 2008
SHEET NO.	
C-1	
DRAWING 1 OF 1	

Preliminary Land Use Service (PLUS)

Milford Upper
Elementary School
2009-01-02

2008-01-08



- Project Areas
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

1:10,000



Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov



0 355 710 1,420 Feet

Milford Upper
Elementary School
2009-01-02



0 355 710 1,420 Feet

Preliminary Land Use Service (PLUS)

Milford Upper
Elementary School
2009-01-02

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:2,553



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